

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/71 Leila Road, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Ormond

Period - From 01/04/2026 to 30/06/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	4/6 Rosedale Av GLEN HUNTLY 3163	\$542,000	02/05/2026
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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Trent Collie
9593 4500
0425 740 484
trentcollie@jellisrcraig.com.au

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2026: \$645,000



1 1 1

Property Type: Unit

Comparable Properties



4/6 Rosedale Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$542,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.